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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

3/9 McLean Street Albion VIC 3020

 3  2  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$601,000

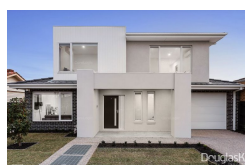
## Median Sale Price

\$290,000 Units in Albion between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

## Comparable Property Sales

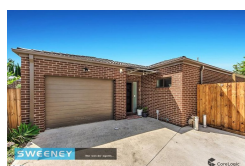
The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.



**1/9 McLean Street Albion VIC 3020** Sold Price **\$717,000** Sold Date **22-Sep-18**

 3  2  1

Distance **0.02km**



**3/44 Derrimut Street Albion VIC 3020** Sold Price **\$530,000** Sold Date **06-Dec-17**

 2  1  1

Distance **0.32km**

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